

From: Nicholas Davies <nbdavies@gmail.com>
Sent: Monday, November 1, 2021 10:42 PM
To: All Alders <allalders@cityofmadison.com>
Subject: South Madison plan: not geared towards affordability/sustainability

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Dear alders,

The South Madison plan before you tonight has some elements that are very promising, but it also has problematic elements.

The plan perpetuates exclusive single-family-only zoning, a relic of racist redlining practices. Our city is running with a deep housing deficit, and that is creating increasing economic pressure around available housing. The only way out of that deficit, and to relieve that economic pressure, is to allow for more housing to be built. It's not the only component of an affordable housing plan, but it's a necessary prerequisite one.

Yet this plan sees single-family-only zones as the long-term future vision for South Madison, and even proposes converting highly desirable property along the Wingra Creek corridor, a valuable greenspace also used for active recreation and commuting, with connections to downtown and campus. Making fewer homes buildable along this corridor will not make them more affordable. That's just not how that works!

The height map of this plan is also strange. Park Street already has a lot of amenities to offer--MATC, public health, library, groceries, restaurants, and many other businesses. It's also a planned corridor for BRT. This plan zones it for mixed use, which is potentially an improvement. (Some would legitimately worry that residential buildings could push out the commercial space that's there today.) But the highest heights and potential densities in this plan aren't along Park St, they're along John Nolen Dr, which isn't a planned BRT corridor, and doesn't have these walkable amenities.

I'm not saying John Nolen Dr should continue to be unwelcoming and uninteresting, it just makes no sense to build it up higher and faster than Park St, a corridor that's already vibrant and walkable.

This plan also has exclusively residential zoning along much of Fish Hatchery Rd. Some is medium density at least (as it is today). But if we don't allow commercial uses along this corridor, where exactly do we expect people to walk to?

Today there is exactly one (!) restaurant/grocery along this major arterial. Yes, I see that in this plan as well, but I don't see any improvement upon that. These neighborhood plans are an opportunity to envision a more complete, vibrant, sustainable plan for our community's future, and I just don't see that happening here, when it comes to Fish Hatchery Rd.

I don't know what to recommend to you at this point. It seems like there is some push and pull with people who bought into South Madison very early on, people who never want to see it become part of urban Madison. But we're talking about a neighborhood only two miles from downtown. Of course more people will want to live there. The question is whether that means displacing the people who live there today. If there's enough housing available, that doesn't have to happen. But I'm worried that this plan doesn't enable the densification that requires.

If there's any way to correct this plan, and chart a course for a more affordable, sustainable vision for South Madison, I urge you to do so.

Thank you,

Nick Davies
3717 Richard St

From: Chris Wagner <cwagnerz@yahoo.com>
Sent: Tuesday, November 2, 2021 12:31 PM
To: All Alders <allalders@cityofmadison.com>
Subject: Olin Park and Turville Point Conservation Park

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Dear Alders,

The draft South Madison Plan Update's height map for the John Nolen Drive and East Olin Avenue corridors and proposed new land use for the Olin Triangle will likely have profound impacts, including potentially negative impacts on Olin Park and Turville Point Conservation Park, two of Madison's "natural gems:" including:

- Altering the view from within the parks and from points all around Madison
- Increasing bird strikes along an important migratory route due to the amount and height of building glass
- Compromising the uses and enjoyment of Olin Park and Turville Point Conservation Park and the Wingra Creek parkway and bike path.

I am writing to appeal to you to consider the following when planning development around the Olin Park and Turville Point Conservation Park area. I am asking you to:

- Protect and preserve South Madison's parks and open areas, especially important in a Conservation Park.
- Revise the proposed height map to respect the impacts of new development on the surrounding natural areas and adjacent neighborhoods
- Investigate the impacts of the proposed height map and change in land use for the Olin Triangle on nearby natural areas and adjacent neighborhoods
- Instruct the city's Planning staff to call additional South Madison Plan Update community meetings with citizens to:
 - Allow reconsideration of staff's proposed height map and land use changes along the John Nolen Drive and East Olin Avenue corridors
 - Solicit public feedback on these last-minute additions to the draft plan prior to final submission, in keeping with the Common Council's approved participatory process for the South Madison Plan Update.

Thank you for your consideration of my request.

Sincerely,

Christina Wagner
1009 High St.
Madison, WI 53715
608-658-2272

From: Doug Purvis <douglas.j.purvis@gmail.com>

Sent: Tuesday, November 2, 2021 12:53 PM

To: All Alders <allalders@cityofmadison.com>

Subject: In support of the South Madison Plan height map and bird strike mitigation

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Hello Madison Alders,

I live in the Bay Creek neighborhood, near John Nolen Drive and Olin Park. I received a neighborhood-wide email detailing the South Madison Plan and urging us to write to this email address to express our views.

I am in favor of increased density along John Nolen Drive. I believe allowing buildings of 12 stories and 8 stories will bring much-needed infill development to this vital part of the city. However, I am concerned about increased bird strikes resulting from more building glass near the lake and conservation park. I hope the city requires all developers wanting to build taller buildings to include architectural elements to deter birds.

While many of my neighbors I'm sure will write in opposition to these height allowances, I want my voice to be heard as a citizen who supports environmentally-conscious urban development.

Sincerely,

Doug Purvis
908 Clarence Court